# CLARIDGE COURT

A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M. CITY OF ARLINGTON

#### C-07-045 FP ENOHOMISH COUNTY, WASHINGTON

## LEGAL DESCRIPTION

' 1 OF SNOHOMISH COUNTY SHORT PLAT ZA 8911475, RECORDED UNDER AUDITOR'S FILE NUMBER 92012701250, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

- EXCEPT -THAT PORTION OF SAID PREMISES CONVEYED TO SHEILA M. JOHNSON BY QUIT CLAIM DEED AND BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE -NUMBER 200506210721, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL B: -

THE EAST 528 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH 330 FEET OF THE EAST 528 FEET OF THE NORTHEAST QUARTER OF THE-SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M.

EXCEPT THE WEST 256 FEET OF THE SOUTH 376 FEET OF THE EAST - 528 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER of Said Section 16;

AND EXCEPT THE EAST 212 FEET-OF THE SOUTH 147 FEET OF THE LAST 528 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION-16;

AND EXCEPT THE REMAINING 35 FEET SOUTH OF THE-60 FOOT ACCESS FOR GOUNTY ROAD.

(AKA LOT 4 OF SNOHOMISH COUNTY SHORF PLAT NUMBER-ZAB911475 RECORDED UNDER AUDITOR'S FILE NUMBER 9201270125.

EXCEPT FOR THAT PORTION BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AS SET FORTH IN BOUNDARY LINE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 200506210720, IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

THENCE N 89°47'34" E ALONG THE SOUTH LINE OF SAID LOT 4.64 FEET TO A POINT ON THE EXISTING BARBED-WIRE FENCE LINE,

THENCE ALONG SAID FENCE LINE THE FOLLOWING 7 COURSES AND DISTANCES THENCE N 01°26'30" E 0.38 FEET,

THENCE N 01°05'09" W 72.32 FEET.

THENCE N 01°17'37" W 59.96 FEET,

THENCE N 01°03'22" W 50.14 FEET, THENCE N 00°34'42" W 50.31 FEET,

THENCE N 00°31'26" W 60.94 FEET,

THENCE N 02°36'16" W 24.48 FEET TO THE END OF SAID EXISTING FENCE,

THENCE 5 88°40'17" W 6.20 FEET TO THE WEST LINE OF SAID LOT 4, \_-THENCE 5 01°19'43" E ALONG SAID WEST LINE, 318.42 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

#### CERTIFICATE OF OWNERSHIP AND DEDICATION ---

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH \_PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ARLINGTON, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO THE CITY OF ARLINGTON ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT TRACTS 997 AND 999 (FUTURE DEVELOPMENT). WHICH SHALL REMAIN SPECIFICALLY AS PRIVATE TRACTS. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR A PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH-OTHER USE IS APPROVED BY THE \*\* ARLINGTON CITY COUNCIL IN THE PUBLIC INTEREST. I SHALL FURTHER UNDERTAKE TO DEFEND, PAY, AND SAVE HARMLESS, ANY GOVERNMENT AUTHORITY INCLUDING THE CITY OF ARLINGTON WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT CONSTRUCTION, \_\_-DRAINAGE OR MAINTENANCE OF SAID RIGHT-OF-WAY OR OTHER AREAS SO DEDICATED.

TRACTS 997 AND 999 TO BE OWNED AND MAINTAINED AND RESERVED BY EMERALD REAL ESTATE DEVELOPMENT. INC. A WASHINGION FOR FUTURE DEVELOPMENT

TRACT 998 IS HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL OBLIGATIONS TO MAINTAIN THE TRACT TO LOTS 1 THROUGH 17 WITH-AN EQUAL AND UNDIVIDED INTEREST UPON THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS AND DAY OF WILL

175: Vice President

#### CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP (DRAWN BY ME/DRAWN UNDER MY SUPERVISION) FROM (AN ACTUAL SURVEY MADE BY ME/AN ACTUAL SURVEY MADE UNDER MY SUPERVISION/A DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_, PAGE \_\_\_ OF THE SNOHOMISH COUNTY REGISTRY/OTHER); THAT THE EXTERIOR PLAT BOUNDARY, AND ALL INTERIOR LOT CORNERS HAVE BEEN SET (BY ME/UNDER MY SUPERVISION) USING APPROPRIATE PERMANENT MATERIALS, WITH A FIELD TRAVERSE WITH A LINEAR CLOSURE OF 1:10,000 AND CORRESPONDING ANGULAR CLOSURE AS SPECIFIED IN W.A.C. 332.130.070 AND 332.130.090; THAT ALL STREET CENTERLINE MONUMENTS WITHIN THE PLAT AND ALL INTERSECTIONS WITH EXISTING STREET CENTERLINES HAVE BEEN MONUMENTED WITH CONCRETE MONUMENTS IN CASE OR OTHER PERMANENT MATERIAL APPROVED BY THE CITY; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK, PAGE; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF RCW 58.17. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY

REGISTERED LAND SURVEYOR CERTIFICATE NO. 35975

STAMP OR SEAL

COF WAS'

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID T. GARDNER, THIS 6 DAY OF JULY

AT 49 MINUTES PAST 1 P. M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE(5)\_

AFN 200707065005

RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

Carolyn Diepenbrock AUDITOR, SNOHOMISH COUNTY

BY: Perry wold DEPUTY COUNTY AUDITOR

A# 200707065005

#### ACKNOWLEDGMENTS

STATE OF WASHINGTON )

COUNTY OF SNOHOMISH

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT The smalligger is the person who appeared before me, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE HESICONT OF EMERALD REAL ESTATE DEVELOPMENT, INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE instrument.

DATED: <u>7-2-2007</u>

SIGNATURE: Jamus (Musica)

(PRINT NAME): Tomya CrawHord NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

residing at <u>manusuile</u> MY APPOINTMENT EXPIRES JULY 10 3010 STATE OF WASHINGTON

COUNTY OF SNOHOMISH )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

LAUGUAGE Chester is the person who appeared BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE Presidentof frontier bank to be the free and VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: JULY &

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT VIOLUSUILE

MY APPOINTMENT EXPIRES

#### CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS SHOWN ON THIS PLAT ARE WITHIN THE CITY OF ARLINGTON PLANNING JURISDICTION, ALL STREETS AND OTHER PUBLIC IMPROVEMENTS SHOWN ON THIS PLAT HAVE BEEN INSTALLED OR COMPLETED TO CITY STANDARDS OR THAT THEIR INSTALLATION OR COMPLETION (WITHIN 12 MONTHS AFTER THE DATE BELOW) HAS BEEN ASSURED BY THE POSTING OF A PERFORMANCE BOND OR OTHER SUFFICIENT SURETY, AND THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE. AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS DIRECTOR.

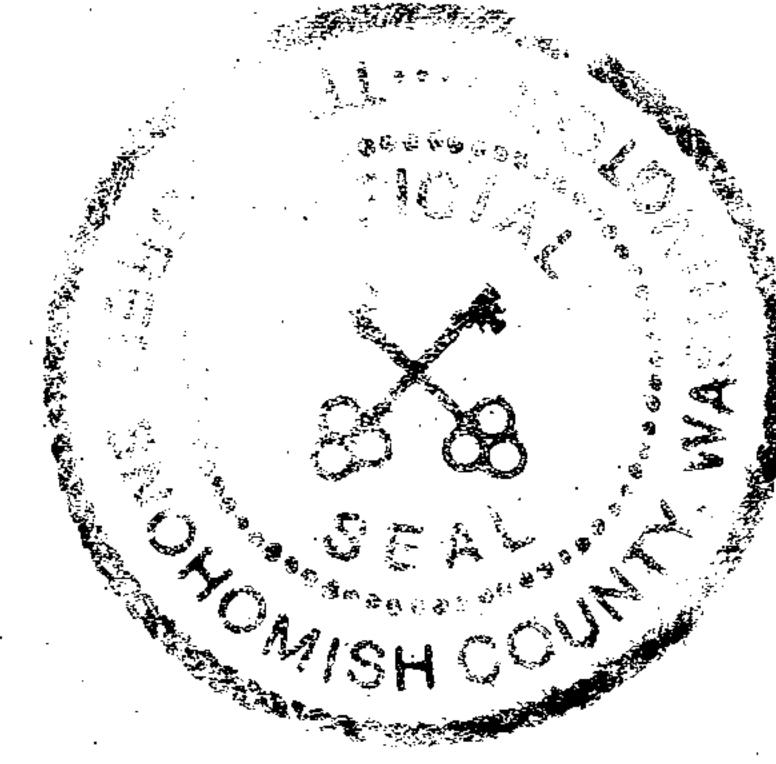
PUBLIC WORKS DIRECTOR

#### CERTIFICATE OF SUBDIVISION APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH TITLE 20 OF THE ARLINGTON MUNICIPAL CODE. AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE PLANNING MANAGER, SUBJECT TO ITS BEING RECORDED IN THE -SNOHOMISH COUNTY REGISTRY WITHIN 60 DAYS OF THE DATE BELOW.

#### CERTIFICATE OF COUNCIL APPROVAL

7/6/07



TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, -HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 200. TAXES.

TREASURER, SNOHOMISH COUNTY

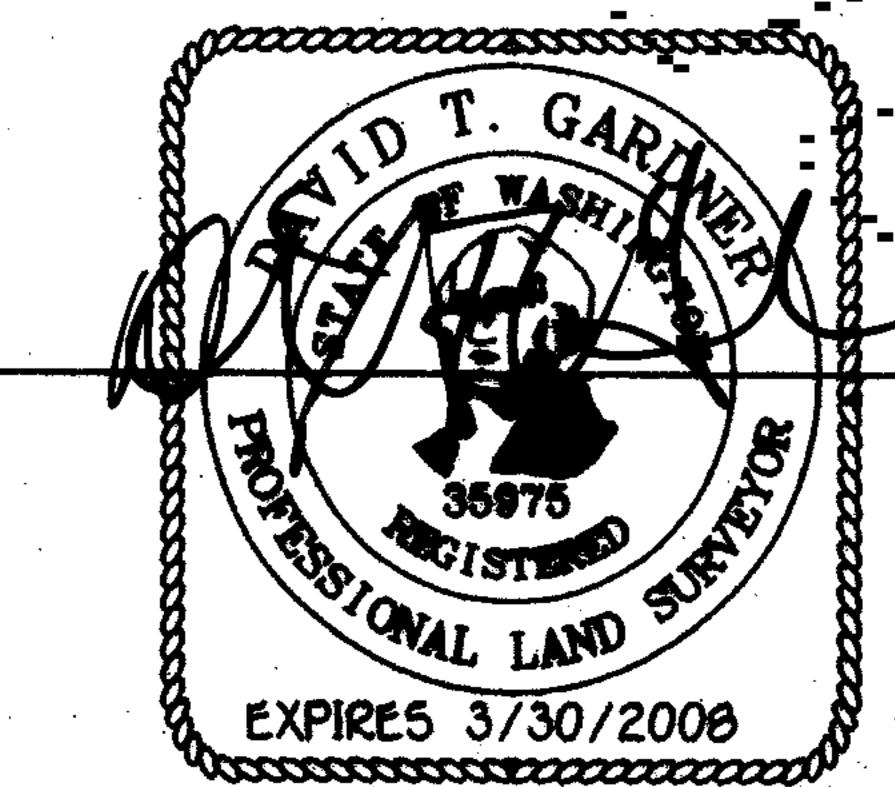
IN ACCORDANCE WIL ANY PERSON RECORD. MAY 31st MUST PAY ADVI FOR THE NEXT YEAR

·U3-U4U,

# CERTIFICATE OF CITY TREASURER.

HEREBY. CERTIFY THAT ALL MONEYS -AND DEBTS PERTAINING TO THIS SUBBIVISION WERE PAID TO THE CITY OF ARLINGTON

PAGE OF 4 DATE:\_



7-2-07

CLARIEGE - COURT-

CITY OF ARLINGTON

SNOHOHIGH-COUNTY; WASHINGTON 4727-A EVERGREEN WAY, EVERETT, WA 98203 (425) 252-1884

PREPARED 05/29/07 - 203043FP.DWG

CLARIDGE COURT
A PORTION OF THE SE 1/4, SW 1/4, SECTION 16, TOWNSHIP 31 N., RANGE 5 E, W.M. CITY OF ARLINGTON

C-07-045-FP SNOHOMISH COUNTY, WASHINGTON

## PLAT RESTRICTIONS AND COVENANTS

- -NO LOT OR-PORTION OF A LOT IN-THIS-PLAT SHALL BE RE-DIVIDIED AND SOLD EXCEPT IN CONFORMANCE WITH RCW CHAPTER 58.17, AND ALL APPLICABLE ZONING ORDINANCES OF THE CITY OF ARLINGTON.
- . ALL MITIGATION TEES FOR PARKS, SCHOOLS AND TRAFFIC HAVE BEEN-PAID PRIOR TO RECORDATION OF FINAL PLAT.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER'S) OR THEIR SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED at the request of the city-of arlington if ldeemed necessary-for road purposes.
- FOLLOWING ORIGINAL-REASONABLE GRADING OF ROADS AND WAYS-HEREON, NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM ITS NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING THE DRAINAGE SYSTEM REQUIRED AS PART OF ANY GONSTRUCTION OF SAID LOT-TO THE EXISTING-DRAINAGE SYSTEM, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON, FOR ANY ALTERATION OF, OR CONNECTION TO, THE EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF-ACROSS ANY LOJ- AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.
- THIS LAND IS WITHIN THE INFLUENCE OF THE ARLINGTON MUNICIPAL AIRPORT, ON WHICH AERONAUTICAL ACTIVITIES AS DEFINED IN RCW CHAPTER 14.08 AND ARLINGTON MUNICIPAL CODE TITLE 14 ARE AND MAY BE CONDUCTED THIS LAND MAY EXPERIENCE LOW OVERHEARD FLIGHTS, ODOR, NOISE, VIBRATION, AND OTHER AVIATION RELATED IMPACTS.
- , since aircraft will be flying over the proposed area, any outdoor lighting shall be downshielded as IG reduce any type of glare, which COULD INTERFERE WITH LIGHT OPERATION.
- 7. NO USE MAY BE MADE OF THE PREMISES WHICH CAN OR DOES-INTERFERE WITH JHE USE OF ARLINGTON MUNICIPAL AIRPORT BY AIRCRAFT BY REASON OF ELECTRICAL, ELECTRONIC, OR SMOKE EMANATIONS, LIGHTING CONDITIONS, HEIGHT OF ANY STRUCTURE OR APPURTENANCES, OR ANY USE WHICH MAY ATTRACT

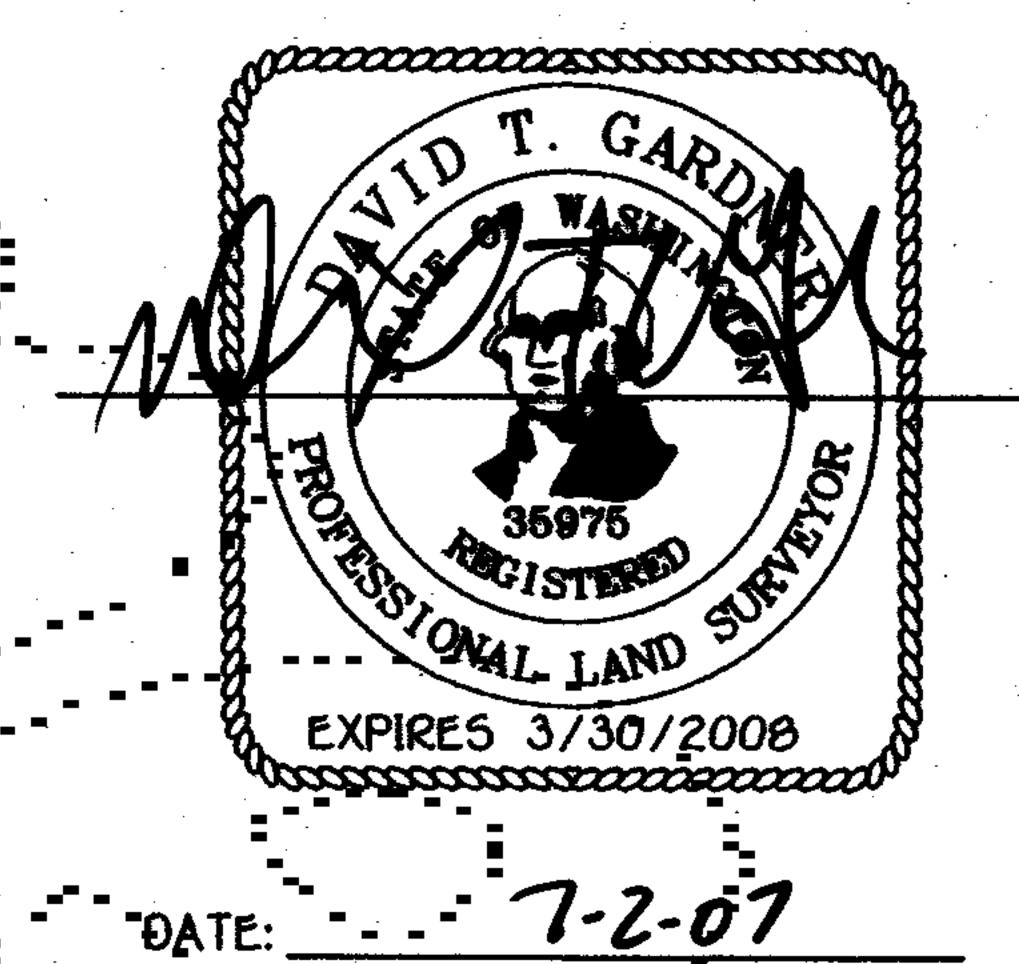
#### EASSMENTS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR -RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES. --" WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACIS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED \_\_ FOR AND GRANTED TO THE CITY OF ARLINGTON, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE \_--RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD-AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.\_\_\_ = "
- 2. A PERPETUAL EASEMENT AND RIGHT-OF-WAY IS HEREBY GRANTED TO THE CITY OF ARLINGTON, STATE OF WASHINGTON, ITS SUCCESSORS AND ASSIGNS ("GRANTEE"), FOR USE AND BENEFIT OF THE PUBLIC, OVER, THE PLAT STARTING AT 287 FEET MEAN SEA LEVEL (MSL), FOR THE PURPOSE OF THE PASSAGE OF ALL AIRCRAFT ("AIRCRAFT" BEING DEFINED FOR THE PURPOSE OF THIS INSTRUMENT AS ANY DEVICE NOW KNOWN OR HEREAFTER INVENTED, USED OR DESIGNATED FOR NAVIGATION OF, OR FLIGHT IN THE AIR) BY WHOMSOEVER OWNED AND OPERATED IN THE AIR SPACE TO AN INFINITE HEIGHT ABOVE THE SURFACE OF THE GRANTOR'S PROPERTY. TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE NOISE, VIBRATION AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATED AT, OR ON ARLINGTON MUNICIPAL AIRPORT, LOCATED IN SNOHOMISH COUNTY, STATE OF WASHINGTON. UPON SAID PROPERTY, NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED WHICH WILL INTERFERE IN ANY WAY WITH THE SAFE OPERATION OF AIRCRAFT IN THE AIR SPACE OVER THE LAND DESCRIBED HEREIN OR AT OR ON THE ARLINGTON MUNICIPAL AIRPORT.
- 3. THE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS ON TRACT 998, ON PAGE 3 OF 4, 15 TO THE BENEFIT OF LOTS 1 THROUGH 17. SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES SERVING THEIR RESPECTIVE LOT.

## LOT ADDRESSES

LOT # ADDRESS

18810 42ND DR NE & 4204 188TH CT NE 4126 188TH CT NE 4120 188TH CT NE 4116 188TH CT NE 4117 188TH CT NE 4121 188TH CT NE 4123 188TH CT NE 4131 188TH CT NE & 18828 42ND DR NE 18902 42ND DR NE 18908 42ND DR NE 4114 189TH PL NE 4122 189TH PL NE 4128 189TH PL NE 4200 189TH PL NE & 18914 42ND DR NE 18911 42ND DR NE 18915 42ND DR NE 18923 42ND DR NE & 4214 189TH PL NE 4220 189TH PL NE 4224 189TH PL NE TR 999 4125 189TH PL NE



07/03/07 203043FP.DWG

